

**506 1st Street
Canmore, Alberta**

MLS # A2315584



\$1,750,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

South Canmore home with great redevelopment potential. Prime redevelopment opportunity in an exceptional Canmore location, just steps from the Bow River, Main Street, and an extensive network of hiking and biking trails. This charming mountain retreat offers the flexibility to enjoy as a personal getaway, hold as an investment property with strong rental income potential, or plan and build your future dream home. Set on a beautiful lot with mature trees, the property presents endless possibilities in one of Canmore's most desirable and established neighbourhoods. A rare opportunity to secure a premium location with outstanding lifestyle and investment appeal.